



December 13, 2006

Ms. Margo Wheeler  
Director, Planning and Development Department  
City of Las Vegas  
731 South 4<sup>th</sup> Street  
Las Vegas, NV. 89101

RE: Justification Letter for Rezoning for Revised Park View Plaza- U  
(Undeveloped) to PR-(Professional Offices and Parking): APN: 138-22-  
102-004

Dear Ms. Wheeler:

On behalf of our client, Great American Capital, please accept this justification letter for a rezoning from U (Undeveloped) to PR (Professional Offices and Parking) for this property. This application is filed in conjunction with a revised Site Plan Review. The original Special Use Permit, Variance to allow a third story and Site Plan Review was approved by the City Council on May 17, 2006. At that time, the applications for the General Plan Amendment and Rezoning to C-1 (Limited Commercial) were withdrawn.

We did not realize that the PR (Professional Office and Parking) zoning in place at the time was subject to expiration. If we had known, we would have filed an Extension of Time at that time. Therefore, we view this application as more of a "housekeeping item" to restore the long-standing PR zoning on this site.

We respectfully ask for your favorable consideration of this request. Please contact our office if you have any questions or need additional information.

Sincerely,

  
David Clapsaddle  
Planning Director

DWC: mw



**ZON-18753**  
**01/25/07 PC**

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